# GOVERNMENT OF INDIA
# URBAN DEVELOPMENT AND POVERTY ALLEVATION
# LOK SABHA

UNSTARRED QUESTION NO:3365
ANSWERED ON:06.08.2002
MOTELS IN DELHI
PRASANNA KUMAR PATASANI

**Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:**

(a) whether as per the building bye laws, 1983 in Delhi Clause No.2.54.1 the motels fall under this clause of residential building;

(b) if so, the facts and details in this regard;

(c) whether as per development control for construction of Motel Parking can be allowed without counting in Floor Area Ratio(FAR);

(d) if not, the reasons therefor;

(e) whether more than one basement is allowed in Hotels for parking and services;

(f) if so, the reasons for not making this provision applicable to Motels in Delhi;

(g) whether the areas like Najafgarh, Narela and Nangloi falls in rural areas or urban areas; and

(h) if so, the facts in this regard?

## Answer

MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS AND MINISTER OF STATE IN THE MINISTRY O URBAN DEVELOPMENT & POVERTY ALLEVIATION ( SHRI O. RAJAGOPAL )

(a): Clause No.2.54.1 of Building Bye-laws, 1983 refers to residential buildings only and not to Motels.

(b): Does not arise in view of (a) above.

(c)&(d): According to guidelines for permitting motels, the parking space is to be provided in the motels on a minimum scale of 1.67 Equivalent Car Space (ECS) per 100 sqm of floorarea, including provision made in this regard in the basement. Basement equivalent to ground coverage is allowed free from FAR to the extent necessary for parking and other services.

(e): Yes, Sir.

(f): Motels located in the commercial zone would be subject to norms and building standards applicable to the hotels whereas the building control norms for motels located in the rural zone/green belt which fall in permissible use are subject to different norms and building standards.

(g)&(h): Najafgarh and Nangloi area falls in Rural land use as per MPD-2001 while Narela falls in urban area of Narela Project.